

## A New 17th Avenue Project

# FISHMAN'S

Arlington Street Investments (ASI) has begun initial planning for its newly proposed Fishman's Redevelopment Project (Fishman's).

The Fishman's site is located on the southeast corner of 17th Avenue SW and 5A Street SW, and once built, is envisioned to transform this prominent section of 17th Avenue.

### Fishman's will:

- » Introduce commercial and retail spaces that will activate the corridor to create a finely grained building frontage.
- » Enhance the residential nature of 5A Street SW with pedestrian oriented street fronting townhomes that create a rhythm to the street and provide a welcoming frontage at grade.
- » Preserve and enhance the public realm along 5A Street SW and 17th Avenue SW through the preservation of the tree lined streets, and the introduction of a public space at the northwest corner of the site. The public realm will be comfortable and framed by welcoming façades and appropriate scale and articulation.
- » Celebrate the historical character of 5A Street SW through appropriate building placement and design to allow the historically significant neighbouring Carolina building to be a prominent feature of the streetscape.
- » Use quality materials and built form to define the pedestrian realm and promote a distinct sense of place while maintaining access to sunlight.

### SITE CONTEXT



# VISION

While many aspects of the project are still being determined, ASI is considering two land use options for Fishman's:

## Option 1: Mixed Use

Commercial and retail would reside on the main level with residential suites above.

## Option 2: Seniors Housing

Some commercial and/or retail would reside on the main level with seniors housing accommodations above.

## Our Process

- » ASI is preparing a Land Use Amendment (LUA) for Fishman's, and intends to submit it to the City of Calgary (the City) during November 2018. A LUA would allow ASI to change the land use district of the property to allow for the development option they eventually move forward with.
- » A public open house will be held on Monday, November 19, 2018, to share more information about the project and details included in the application.
- » A Development Permit application will be submitted to the City sometime in the future, pending on the progression of the LUA.

## Who is Arlington Street Investments?

Arlington Street Investments (ASI) is a Calgary-based boutique urban developer, commercial landlord and multiple award winning investment company. ASI develops legacy properties that are built to stand the test of time and which create vibrant corridors and communities. We pride ourselves on seeing possibility where others may not. Our developments are thoughtfully designed, revitalize and enhance the neighbourhoods in which they are built and set a new standard for architecture and design. At ASI, it is our mission to strengthen and elevate the neighbourhoods we work in, which creates a catalyst for positive change. ASI owns some of the highest profile development sites in the heart of Calgary's beltline, on and around Calgary's 17th Avenue High Street and the downtown core. We specialize in the development of urban, mixed use "live-work-play" properties and projects.



## You are Invited

Please join us for a public open house to meet the team and learn more about the project:

When: Monday, November 19, 2018

Time: 5:00 - 7:00pm

Where: 1513 5<sup>th</sup> St SW & 602 17th Ave SW  
(ASI's Fifth Project Trailer)

If you have any questions, comments or ideas related to the project, please reach out to our Community Engagement Representative:

**Bridget Honch**  
[bhynch@bapg.ca](mailto:bhynch@bapg.ca)  
403.692.4364